

\$350,000 - 11615 71 Street, Edmonton

MLS® #E4452218

\$350,000

3 Bedroom, 2.00 Bathroom, 843 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Unbeatable value in Bellevue, two kitchens, newer oversized double garage and sitting on a 50' wide lot! This home is located on a quiet street and it welcomes you in with hardwood flooring. The kitchen with tile flooring features crisp clean white cabinetry and the corner sink with corner windows is a nice touch. There are two bedrooms on this floor and a full bathroom. A separate entrance leads downstairs to the finished basement. There is a 2nd kitchen, living room, bedroom and another full bathroom. Upgrades over the years include: furnace, electrical (in process of being updated to 100 amp), shingles, windows, fence and of course the garage! The yard is private and also has a covered patio to relax on. Prime location with easy access to Gretzky and Yellowhead freeways and steps away from a school and there is a quick possession available too. Sewer line is also being replaced by seller prior to possession.

Built in 1948

Essential Information

MLS® #	E4452218
Price	\$350,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	843
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11615 71 Street
Area	Edmonton
Subdivision	Bellevue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1W3

Amenities

Amenities	Off Street Parking, Patio, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 9th, 2025
Days on Market	16
Zoning	Zone 09

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